

**INVESTMENT OFFERING**



**FIFTH THIRD BANK**  
993 N Peachtree Pkwy  
Peachtree City (Atlanta), GA 30269



REPRESENTATIVE PHOTO

# TABLE OF CONTENTS



<b>Financial Overview</b>	<b>3</b>
<b>Tenant Overview</b>	<b>4</b>
<b>Executive Summary</b>	<b>5</b>
<b>Photos</b>	<b>6-8</b>
<b>Maps</b>	<b>9-10</b>
<b>Market Overview</b>	<b>11</b>
<b>Demographic Report</b>	<b>12</b>

# DISCLAIMER

This Marketing Package was prepared by Wertz Real Estate Investment Services and DZ Net Lease Realty, LLC ("Broker") solely for the use of prospective buyer considering the purchase of the Property within (the "Property") and is not to be used for any other purpose. Neither the Broker nor the Owner of the Property make any representation or warranty, expressed or implied, as to the completeness or accuracy of the material contained in the Marketing Package.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Marketing Package or the financial statements herein were prepared. Prospective purchasers acknowledge that this Marketing Package and the financial statements herein were prepared by Broker, and not by Owner, and are based upon assumptions or events beyond the control of both Broker and Owner, and therefore may be subject to variation. Other than current and historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

Broker has obtained the information contained in this Marketing Package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the Property. You and your tax and legal advisors should conduct your own investigations of the physical condition of the Property and of the financial performance of its future Ownerships.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT BROKER FOR MORE DETAILS.

For more information contact:

John R. Wertz  
Managing Principal  
(619) 218-6427  
jwertz@wertzrealestate.com  
CA Lic No. 01448585

Listed with Georgia broker  
DZ Net Lease Realty, LLC  
Lic. No. h-63528

**WERTZ**  
REAL ESTATE INVESTMENT SERVICES



# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$3,804,347
DOWN PAYMENT	100% / \$3,804,347
RENTABLE SQUARE FEET	4,107 SF
CAP RATE	4.60%
YEAR BUILT/RENOVATED	2025
LOT SIZE	1.50 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Fifth Third Bank
OWNERSHIP	Public
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	05/26/2025
LEASE EXPIRATION DATE	05/31/2045
INCREASES	10% Every 5 Years
OPTIONS TO RENEW	(4) 5-Year Options
EARLY TERMINATION RIGHTS	No

\*\*Per the Lease base rent is \$10,000 per month until June 28, 2026. Seller will credit the difference in rent to Buyer at close of escrow.



## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$175,000.00	\$14,583.33
Years 6-10	\$192,500.00	\$16,041.67
Years 11-15	\$211,750.00	\$17,645.83
Years 16-20	\$232,925.00	\$19,410.42
Years 21-25 (Option 1)	\$256,217.50	\$21,351.46
Years 26-30 (Option 2)	\$281,839.25	\$23,486.60
Years 31-35 (Option 3)	\$310,023.18	\$25,835.26
Years 36-40 (Option 4)	\$341,025.49	\$28,418.79
<b>BASE RENT</b>		\$175,000.00
<b>NET OPERATING INCOME</b>		\$175,000.00
<b>TOTAL RETURN YR-1</b>	4.60%	\$175,000.00

# TENANT OVERVIEW



## FIFTH THIRD BANK

Fifth Third Bank (NASDAQ: FITB) is an American regional bank headquartered in Cincinnati, Ohio. It is one of the largest consumer banks in the United States, offering a range of financial services, including personal and commercial banking, investment management, and mortgage lending.

As of 2025, Fifth Third Bank operates over 1,100+ branches and approximately 2,400 ATMs across 11 states, primarily in the Midwest and Southeastern U.S. The bank serves individuals, small businesses, and corporate clients with products such as checking and savings accounts, credit cards, auto loans, and wealth management solutions.

Fifth Third Bank traces its origins to 1858 and is recognized for its strong regional presence and commitment to digital banking innovations. The company has consistently invested in fintech and customer-focused technologies, offering mobile banking, online account management, and AI-driven financial tools.



<b>PROPERTY NAME</b>	Fifth Third Bank
<b>PROPERTY ADDRESS</b>	993 N Peachtree Pkwy Peachtree City (Atlanta), GA 30269
<b>PROPERTY TYPE</b>	Bank
<b>OWNERSHIP</b>	Public
<b>LEASE GUARANTOR</b>	Corporate
<b>STOCK SYMBOL</b>	FITB
<b>BOARD</b>	NASDAQ
<b>OPTIONS TO RENEW</b>	(4) 5-Year Options
<b>INCREASES</b>	10% Every 5 Years
<b>YEAR 1 NET OPERATING INCOME</b>	\$175,000.00
<b>NO. OF LOCATIONS</b>	1,100+
<b>HEADQUARTERED</b>	Cincinnati, Ohio
<b>WEBSITE</b>	<a href="http://www.53.com">www.53.com</a>
<b>YEARS IN THE BUSINESS</b>	Since 1858



# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Fifth Third Bank located in Peachtree City (Atlanta), GA. The brand new 20-year absolute NNN lease is corporately guaranteed by Fifth Third Bank (NASDAQ: FITB) and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods. This is a rare opportunity to acquire a fee simple ownership interest in the land and building with the ability to depreciate the asset.

This new Fifth Third Bank is located in one of the most affluent neighborhoods in Georgia with average household income exceeding \$174,000. Strategically positioned along Highway 74 and Peachtree Parkway, the property benefits from exceptional visibility and access, with daily traffic counts exceeding 42,000 vehicles per day. It is an outparcel to one of Georgia's top-performing Kroger supermarkets (top 95% per Placer AI) and is adjacent to Target, ensuring strong retail synergy and consumer traffic. Additionally, the property sits within Kendron Village, a top-performing shopping center ranked 94% in Georgia and 88% nationwide (per Placer AI), further enhancing its retail draw.

The large 1.50-acre lot at the entrance to the shopping center provides excellent accessibility and long-term value. Within 10-miles of the subject property there are over 227,000 residents with 6.0% expected population growth over the next 5-years. These demographics, combined with the high-traffic retail corridor, ensure consistent customer demand and long-term stability. National retailers in the immediate vicinity include Kroger, AT&T, Tire Discounters, UPS, Target, Pizza Hut, Starbucks, Outback, Chick-Fil-A, Wendy's, Petco, Mattress Firm, Verizon, Ross, GNC, further enhancing the property's visibility and viability as a premier investment.



## INVESTMENT HIGHLIGHTS

- New 2025 High-Quality Construction with Drive-Thru
- New 20-Year Absolute NNN Lease Corporately Guaranteed by Fifth Third Bank (NASDAQ: FITB)
- 10% Rental Increases Every Five Years, Including (4) 5-Year Renewal Options
- Prime Outparcel Location – Located at one of Georgia's Top Kroger Stores (Top 95% per Placer AI), Adjacent to Target, and within Kendron Village, a Top-Performing Center (94% GA & 88% Nationwide per Placer AI)
- High-Traffic Area, Sits on 1.50-Acre Lot at Highway 74 & Peachtree Parkway, with Traffic Counts Exceeding 42,000 VPD
- Located in One of the Most Affluent Neighborhoods in Georgia w/ Average Household Income Exceeding \$174,000



REPRESENTATIVE PHOTO



# SUBJECT PROPERTY



**FIFTH THIRD**

**Kroger**

**TARGET**  
Pizza Hut  
Starbucks

**SPLATTERDASH**

Suttons Cove Neighborhood

**ME** Massage Envy  
Liberty Mutual INSURANCE

Salone Di Capelli

North Cove Neighborhood

RETREAT AT PEACHTREE CITY  
APARTMENT HOMES  
312 units

**TREK**  
MOTORBIKE • BIKELAN • PEACHTREE CITY

**verizon**

**PAKMIL**  
NEW! SHIRT • DRESS • PANTS!

**UPS**  
**SHRED NATIONS.**  
Great Clips  
Stix Sushi

**Mr. Fuji Steakhouse**  
**GNC**

**SALLY**

**ROSS**  
DRESS FOR LESS®

**at&t**  
**PEACHTREE**  
DENTAL GROUP

**FOOT SOLUTIONS**

Kirklands Home

**PALMER'S**

**TireDiscounters**

**MATTRESS FIRM**  
Planet Smoothie

**CURIOUS**  
CANTINA  
**PIZZA**

**petco** ubreakifix  
Lizard Thicket  
**JANRICKS**  
DARLING DIVAS

**THE BUBBLE BATH**  
CAR & CAB WASH

**HEARTHSTONE**  
Peachtree City

**OUTBACK**  
STEAKHOUSE

**Chick-fil-A**

**Wendy's**

Kedron World of Beverage

**SILVERTON**  
MORTGAGE

**CALIBURN**

N Peachtree Pkwy

Joel Cowan Pkwy/Hwy 74

43,000 VPD

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.







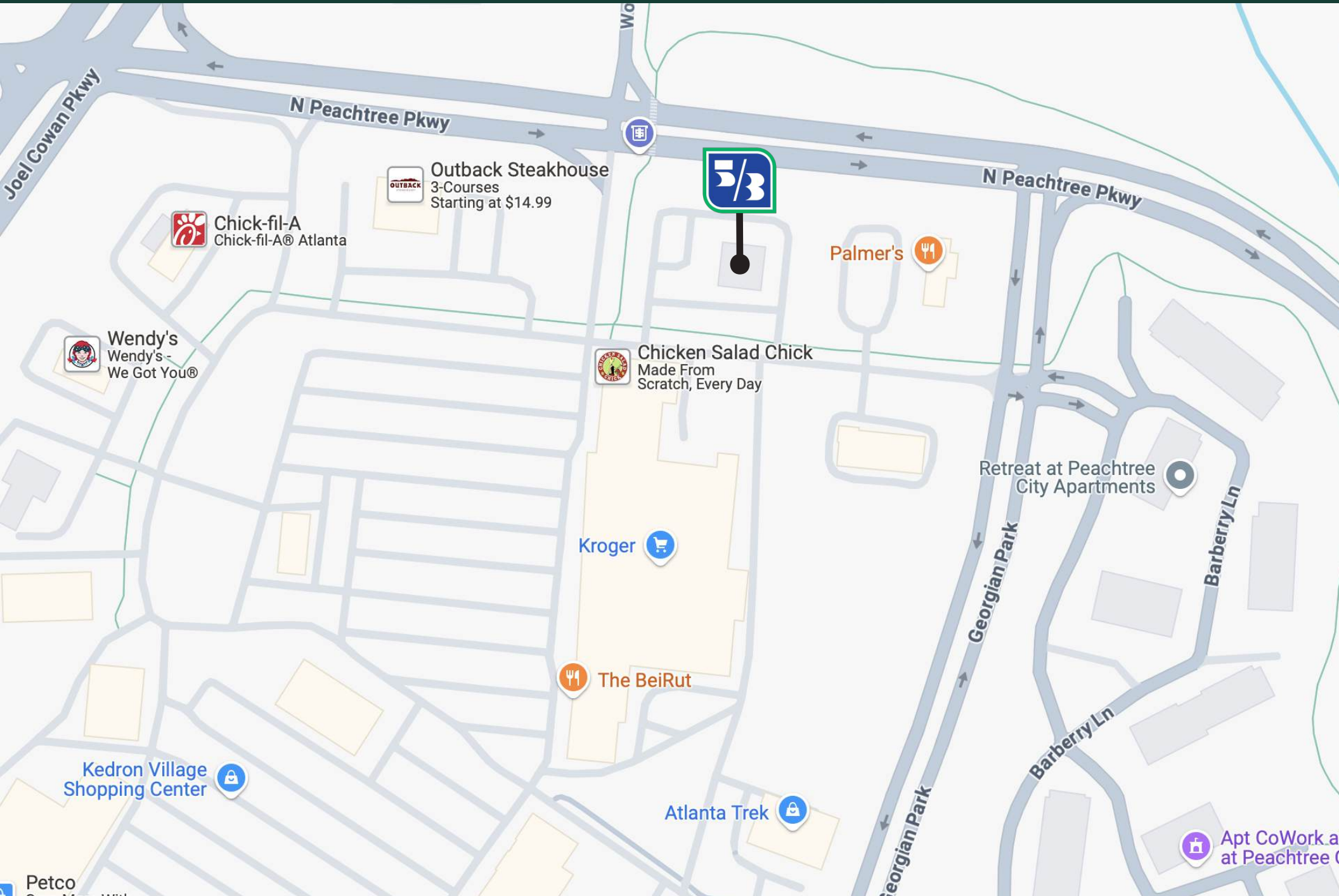
# SUBJECT PROPERTY



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.



# LOCATION MAP



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.







# MARKET OVERVIEW

## PEACHTREE CITY, GEORGIA

The Atlanta Metropolitan Area is the most populous metro area in Georgia and the ninth-largest Metropolitan Statistical Area in the United States. The Atlanta Metropolitan Statistical Area is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida. Dobbins Air Reserve Base on the south side of town and a Lockheed Martin manufacturing plant are among the major industries in the city. Kennesaw State University (Marietta Campus) formally Southern Polytechnic State University (SPSU), and Life University are located in Marietta, serving more than 20,000 students in more than 90 programs of study.

Atlanta is rated a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks 38th among world cities and 10th in the nation with a gross domestic product of \$320 billion. Atlanta's economy is considered diverse, with dominant sectors that include logistics, professional and business services, media operations and information technology. In 2016, Atlanta was the third-most visited city in the United States, with over 51 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium, Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, the Atlanta Falcons of the National Football League, and Atlanta United FC of Major League Soccer.



### **3rd Largest Metropolitan**

Region After Greater Washington  
and South Florida



### **Ranked # 10**

In the Nation with a Gross Domestic  
Product of \$320 Billion



### **Home to the Largest**

Concentration of Colleges and  
Universities in the Southeastern U.S.



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.



# DEMOGRAPHIC REPORT

REPRESENTATIVE PHOTO



POPULATION	3 MILES	5 MILES	10 MILES
------------	---------	---------	----------

2030 Projection	33,446	64,946	240,743
-----------------	--------	--------	---------

2025 Estimate	31,704	61,756	227,778
---------------	--------	--------	---------

2020 Census	29,709	58,119	213,166
-------------	--------	--------	---------

Percent Change 2020-2025	6.71%	6.26%	6.86%
--------------------------	-------	-------	-------

Percent Change 2025-2030	5.50%	5.17%	5.69%
--------------------------	-------	-------	-------

Median Age	44.35	44.31	41.99
------------	-------	-------	-------

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
------------	---------	---------	----------

2025 Est. Avg. HH Income	\$174,314	\$168,740	\$135,276
--------------------------	-----------	-----------	-----------

2030 Projection	12,407	23,521	88,451
-----------------	--------	--------	--------

2025 Est. Households	11,752	22,333	83,450
----------------------	--------	--------	--------

2020 Census	11,062	21,010	77,847
-------------	--------	--------	--------

Percent Change 2020-2025	6.24%	6.30%	7.20%
--------------------------	-------	-------	-------

Percent Change 2025-2030	5.57%	5.32%	5.99%
--------------------------	-------	-------	-------

The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.



# WERTZ

REAL ESTATE INVESTMENT SERVICES

Wertz Real Estate Investment Services  
3138 Roosevelt Street, Suite L  
Carlsbad, CA 92008  
Tel: (619) 218-6427  
[www.wertzrealestate.com](http://www.wertzrealestate.com)

Listed with Georgia broker  
DZ Net Lease Realty, LLC license h-63528



# Real estate disclosure for the state of Georgia

This document is to be attached to marketing packages, brokerage agreements and offers revised 12.13.19

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and non-Georgia broker are:

Not the brokers of a party for the proposed transaction and will help both parties equally.

Brokers of the seller/landlord.

Brokers of the buyer/tenant.

Brokers of both the seller/landlord and buyer/tenant and are acting as dual agents.

**(Please put an X below in front of what is applicable)**

DZ Net Lease Realty, LLC and/or non-Georgia real estate broker shall be paid by:

Seller/landlord

Buyer/tenant

Seller/landlord AND buyer/tenant

**(Please put an X below in front of what is applicable)**

\_\_\_\_\_ is the broker of:

The broker of the buyer/tenant

There is not a broker of the buyer/tenant

\_\_\_\_\_ shall be paid by:

(Please put an X below in front of what is applicable)

Seller/landlord

Buyer/tenant

Not applicable

**Acknowledged and Accepted:**

_____	_____	_____	_____
Seller/landlord	Date	Buyer/tenant	Date